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MAYOR'S OFFICE

November 12, 2013

Mayor Tom Barrett
Office of the Mayor
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett,

As you know, St. Marcus Lutheran School ("St. Marcus") has expressed interest for the last several months to buy the former Malcolm X Academy at 2760 N. 1st Street ("Property"). The purpose of this correspondence is to formally reassert St. Marcus' interest. St. Marcus has always strived for excellence and is never satisfied with average performance. We do "whatever it takes" to ensure that all students succeed and our record confirms that. When students are eventually given the opportunity to attend the former Malcolm X Academy under St. Marcus, they will also achieve similar excellent results.

St. Marcus is prepared to immediately purchase the Property for the higher of one million two hundred thousand dollars (\$1,200,000.00) or the Property's fair market value, as determined by a qualified appraiser. This would be a clean cash offer, contingent only on standard inspections and securing necessary approvals. After purchasing the Property, St. Marcus would invest between 5-8 million dollars (\$5,000,000.00 - \$8,000,000.00) in private funds to transform the Property into a high quality educational facility, with dedicated spaces for community meetings and events that would ultimately serve approximately 600 K4 through 8th grade students and approximately 300 children in early childhood education programs.

In addition to serving 900 more children with a high quality education, the campus would act as a catalyst for other positive developments, bringing services to the Harambee neighborhood such as safe, affordable housing and access to preventative health care. As is evident from the expansion and operation of our current campus, we have a proven track record when it comes to property development, neighborhood revitalization, and most importantly, highly effective school operations. Over the past decade we have invested in excess of \$17,000,000 into the current campus which serves over 730 students.

As you know, Wisconsin has the largest black-white achievement gap in the nation. Our school has a student base that is predominantly African American. We believe that the quality of the education we offer and our 91% high school graduation rate will contribute to reducing this gap as effectively and at a reasonable cost to the taxpayer compared to any other entity.

Regardless of the final disposition of the property, St. Marcus still has several hundred families on its waiting list and continues to have a vision and a desire to expand its service within the community it has served for over 130 years. We hope that St. Marcus will be able to call the city a partner in our expansion efforts. We know that stronger educational opportunities, wherever they are located, make a stronger Milwaukee. At the end of the day, we all want a stronger Milwaukee.

We welcome any questions that you have and look forward to discussing St. Marcus' purchase of the Property with you.

Sincerely,

Henry Tyson
St. Marcus Superintendent
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